



STATE OF KANSAS
OFFICE OF THE FIRE MARSHAL

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Date: 02/08/10

NOTICE OF WAIVER OPTION

RE: Magnetic Hold Open Device on REQUIRED Fire Rated Doors

Introduction: Fire doors are designed to be kept closed at all times to ensure their effectiveness in preventing smoke and heat from entering the Means of Egress, in maintaining adequate fire compartmentation and to stop the spread of fire. It is important to understand that fire doors are a vital piece of the building fire protection system and is required to be kept shut unless an electro-magnetic device is installed to hold the door open that releases automatically upon activation of the fire alarm or sprinkler system.

The Kansas State Fire Marshal recognizes the installation of an electro-magnetic hold open device that is tied into the fire alarm system can be somewhat cost prohibitive for many Kansas School buildings especially during the current weakened economy. However, it is imperative that facilities continue to strive for full compliance as soon as possible.

The following guidelines are hereby allowed within educational buildings that were built prior to the year 2000, until further notice:

- 1.) Any required fire-rated classroom door that is held-open must be equipped with an electro-magnetic hold open device that is capable of being tied into the fire alarm and/or sprinkler system
- 2.) If the electro-magnetic device is not going to be tied into the fire alarm/sprinkler system immediately upon installation due to the costs of contractors, wiring, etc. the facility must submit a waiver request
- 3.) The waiver request must include the following:
 - Specific locations and room use of any/all electro-magnetic devices that are required to be tied into the fire alarm/sprinkler system and are not connected
 - Manufacturer information on the types of electro-magnetic devices installed to show the capability of being tied into the fire alarm/sprinkler system
 - A statement that the doors will only be held-open when a staff member is present and utilizing the room
 - A statement that the electro-magnetic devices will be tied into the building fire alarm/sprinkler system as soon as facility budget allows; but not to exceed 01/01/2015

Termination of Waiver: If at any time a facility is found to be in noncompliance with an approved waiver, the waiver will be revoked and the facility will have to connect or remove the hold-open device immediately.

Exclusion 1: This waiver will not be accepted for smoke barrier/fire wall doors, hazardous rooms, or storage areas greater than 100sq ft.

Exclusion 2: This waiver will not be accepted for buildings built on/after the year 2000.



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Follow-up Questions and Answers

Q.) What if a building has been recently renovated or remodeled. How is the building year determined?

A.) We would really evaluate this on a case by case basis. However, it will be determined based off the amount of renovation and/or remodel and whether or not the newly renovated area is separated from the rest of the building by a 2 hr wall.

Example 1: In 2003 a building underwent a major renovation and expansion and added an entire new wing/corridor to the existing building. There is no separation between the newly added portion and the older portion of the building. In this example, the entire building would be considered a 2003 building. If there were separation between the old and new portions, we would view the construction dates independently.

Example 2: In 2003 a building underwent renovations that included wall replacement, new floors, and new lighting. In this example, the entire building would retain the original construction date. Wall replacement is repairing or redoing the original wall in it's original location. If a wall is moved, it would be considered a new building.

Q.) What if an existing non-sprinklered building installs a complete sprinkler system with valve supervision? Will the door hold-open devices still be required to be tied into the fire alarm?

A.) No. The corridors are required to be 20 min rated in existing non-sprinklered buildings. However, there is an exception to the corridor rating if the facility has a complete sprinkler system with valve supervision. Under this exception the corridor is only required to be smoke-tight. Therefore the doors are no longer required to be a rated door and can be held-open with a standard magnetic or friction hold-open device.

Q.) Once I get a waiver approved, will I still get cited for the hold-open devices not being tied into the fire alarm?

A.) Yes you will get cited a violation for every year the hold-open devices are not installed as intended. A waiver is not a correction for the violation. A waiver is simply a method of allowing the facility additional time to get the violation corrected. Facilities will have to apply for the waiver every year and KSFMO will approve the waiver contingent upon compliance with the waiver provisions until 2015.

PLEASE REMEMBER THAT WEDGES AND KICK-DOWNS ARE NEVER ALLOWED ON CORRIDOR DOORS